

COMMISSION MEETING MINUTES
July 5, 2016

The Board of Davis County Commissioners met on July 5, 2016 at 10 am in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Members present were: Commissioner John Petroff, Jr. - Chair, Commissioner Jim Smith, Commissioner P. Bret Millburn, Clerk/Auditor Curtis Koch, Chief Deputy County Attorney Neal Geddes and Deputy Clerk/Auditor Janet Hanson.

Agenda as posted

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PUBLIC NOTICE is hereby given that the Board of Davis County Commissioners, Farmington, Utah, will hold a Commission Meeting at the Davis County Administration Building, 61 South Main Street, Room 303, Farmington, Utah, commencing at **10:00 A.M. on Tuesday, July 5, 2016.**

OPENING

Pledge of Allegiance – By Invitation

RECOGNITIONS, PRESENTATIONS AND INFORMATIONAL ITEMS

- USU Extension Services Farmers Market, July 7 – Sept 22 located at 875 South 50 West, Kaysville
- Notice of 2016 Primary Election Canvass at Commission Meeting on July 12, 2016
- Notice of Public Hearing July 19, 2016 regarding: Facility Revenue Bonds To Be Issued – Janicki Industries

BUSINESS/ACTION

Susan Burton, Davis County Children's Justice Center, presenting:

Ratify amended grant application to the National Children's Alliance – program support/chapter sub-awardee grant application (receivable)

Brandon Hatch, Davis Behavioral Health CEO, presenting:

Amendment with Utah Dept. of Human Services/DSAMH – changes to substance abuse prevention services including additional funding, replace rate table, add language to Scope of Work and replace FFY16 DHS Budget Statement forms

Brooks Burr, Davis County Fair Coordinator, presenting:

Agreement with CT Rodeo & Livestock – livestock for the Junior Rodeo event during the 2016 Davis County Fair (payable)
Agreement with Logo Concepts – produce the 2016 informational Fair brochure (payable)

Adam Wright, Davis County Public Works Director, presenting:

Certificate of Substantial Completion with ACME Construction – Road and Culvert Project, 1100 West 500 South, Farmington
Certificate of Substantial Completion with ACME Construction – Culvert Project, 650 West Clark Lane, Farmington

Clint Thacker, Davis County Animal Care & Control Director, presenting:

Agreement with the City of North Salt Lake – Animal Care & Control services (receivable)
Agreement with West Bountiful City – Animal Care & Control services (receivable)

Todd Utzinger, Davis County Legal Defender Coordinator, presenting:

Agreement with Loni Radmall Sarafolean – Indigent Defense Legal Services (payable)

Tony Thompson, Davis County Property Manager, presenting:

Request to accept sealed bid as timely submitted for surplus tax sale property located at 400 East 165 South, Farmington, Tax ID 07-041-0017
Possible bid opening of sealed bid No. 13-2016 for surplus tax sale property located at 400 East 165 South, Farmington, Tax ID 07-041-0017
Request to finalize sale and Quit Claim Deed to Ronald F. Hamblin for surplus tax sale property located at 2460 S 3500 W in Syracuse (Tax ID 12-096-0118) (receivable)
Request to grant a Temporary Access License to Mike Evans on Shepard Creek property 660 W 1400 N, Farmington (Tax ID 08-043-0052)

Brian Hatch, Davis County Health Department Director, presenting:

Agreement with BYU-Idaho – provide supervision, facilities and instruction to intern students (n/a)
Agreement with Utah Legal Services – provide legal education presentations and direct legal assistance to senior citizen residents (payable)
Amendment with Utah Dept. of Health – Environmental Policy & Improved Clinical Care (EPICC) to add 1305/PPG Year 4 funding and activities, adding 1422/CDC Year 3 funding and activities, amend contract end date (receivable)

Chief Deputy Kevin Fielding, Davis County Sheriff's Office, presenting:

Utah Criminal Justice Information System (UCJIS) User Agreements (n/a):

Centerville Police Dept.	Syracuse Police Dept.
Clearfield Police Dept.	USDA Forest Service, Law Enforcement & Investigations
Clinton Police Dept.	U S Marshal Service
D. C. Animal Care & Control	US Postal Service Office of Inspector General
Davis Metro Narcotics Strike Force	Utah Dept. of Corrections –
Farmington Police Dept.	Adult Probation & Parole - Farmington (AP&P)
Kaysville Police Dept.	Utah Division of State Parks & Recreation
Motor Vehicle Enforcement Division	Utah Highway Patrol, Section 3
North Salt Lake Police Dept.	Woods Cross Police Dept.
Sunset Police Dept.	

Barry Burton, Davis County Community & Economic Development Director, presenting:

Amendment with Summit Lodging Davis, LLC – re: club/lounge; date extension, rent payment, purposes of operation (payable)

Amendment with Summit Lodging Davis, LLC – re: Declaration of Condominium of the Davis County Conference Center; exhibit “A” & “B” are superseded and amended (n/a)

Tenant Estoppel and Agreement with Summit Lodging Davis, LLC – facilitate loan regarding Davis County Conference Center (club/lounge space) (n/a)

Tenant Estoppel and Agreement with Summit Lodging Davis, LLC – facilitate loan regarding Davis County Conference Center (condominium plat) (n/a)

Estoppel and Agreement with Summit Lodging Davis, LLC – facilitate loan regarding Davis County Conference Center (Joint Use Agreement) (n/a)

Estoppel and Agreement with Summit Lodging Davis, LLC – facilitate loan regarding Davis County Conference Center (vehicular access/parking maintenance) (n/a)

Curtis Koch, Davis County Clerk/Auditor, presenting:

Amendment with State of Utah, Administrative Office of the Courts – renew the lease occupied by the Attorney’s Office and Justice Court in the State owned portion of the Justice Complex with an option to renew for 5 years upon expiration (payable)

Shawn Beus, Davis County Community & Economic Development Manager, presenting:

Resolution granting consent to the Syracuse City Redevelopment Agency to receive tax increment for the Syracuse Antelope Drive Community Development Project Area (n/a)

Interlocal Agreement between Davis County and the Redevelopment Agency of Syracuse City granting consent to the Agency to receive tax increment for the Syracuse Antelope Drive Community Development Project Area (n/a)

BOARD OF EQUALIZATION

Request approval of the Property Tax Register

CONSENT ITEMS

Check Registers

COMMISSIONER COMMENTS

PUBLIC COMMENTS (3 Minutes per Person)

Curtis Koch, Davis County Clerk/Auditor was invited to lead the Pledge of Allegiance. All in attendance were invited to stand and join in.

USU Ext Farmer Market

USU Extension Services’ Farmers Market will be held on Wednesday evenings beginning July 7 through September 22 at 875 S 50 West, in Kaysville.

2016 Primary Election Canvass 7/12/16

It was announced that the 2016 Primary Election Canvass will be conducted during the July 12, 2016 Commission Meeting.

Public Hearing 7/19/16

Notice of Public Hearing to be held July 19, 2016, 10 am, during Commission Meeting, in regards to Facility Revenue Bonds To Be Issued to Janicki Industries.

Ratified – grant application amendment #2016-227A with National Children’s Alliance

Susan Burton, Davis County Children’s Justice Center, presented an amended grant application #2016-227A to the National Children’s Alliance for ratification. There were slight revisions to the budget and project narrative. Commissioner Petroff signed the amendment June 29, 2016 in order for the application to be submitted in a timely fashion.

Commissioner Smith made a motion to approve the ratified amendment. Commissioner Millburn seconded the motion. All voted Aye. The document is on file in the office of the Davis County Clerk/Auditor.

Amendment
#2016-417A
Utah Dept
Human Services
– Div Substance
Abuse & Mental
Health

Brandon Hatch, Davis Behavioral Health (DBH) CEO, presented amendment #2016-417A with the Utah Department of Human Services, Division of Substance Abuse and Mental Health for substance abuse prevention services. Changes include: 1) additional funding for FFY16 (left over Federal monies); 2) replace rate table; 3) add language to Scope of Work; and 4) replace FFY16 DHS Budget Statement forms. Period of contract is July 1, 2015 through September 30, 2020. Receivable pass-through amount to DBH is \$532,445.00.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement
#2016-253
CT Rodeo &
Livestock for
Junior Rodeo

Brooks Burr, Davis County Fair Coordinator, presented the following:

Agreement #2016-253 with CT Rodeo and Livestock to provide the livestock for the Junior Rodeo event during the 2016 Davis County Fair. Period of contract is August 18, 2016. Payable amount is \$1,000.00.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement
#2016-254 Logo
Concepts - fair
brochure

Agreement #2016-254 with Logo Concepts LLC to produce the 2016 informational fair brochure (25,000). Period of contract is July 1-25, 2016. Payable amount is \$1,795.00.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Certificate of
Substantial
Completion
#2016-47CS
1100 W 500 S
Farmington

Adam Wright, Davis County Public Works Director, presented the following:

Certificate of Substantial Completion #2016-47CS with ACME Construction for the road and culvert project located at 1100 West 500 South, Farmington. This was a cooperative agreement with Farmington City and the Davis School District. It is 100% complete.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Certificate of
Substantial
Completion
#2015-591CS
650 W Clark Ln,
Farmington

Certificate of Substantial Completion #2015-591CS with ACME Construction for the culvert project located at 650 West Clark Lane, Farmington. This was a cooperative agreement with Farmington City and a developer. Farmington Mayor Talbot, in the audience, expressed his appreciation to the County and to Public Works for the partnership of these two projects. He commended Public Works for a job well done.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Interlocal
agreement
#2016-255
NSL animal
control services

Clint Thacker, Davis County Animal Care & Control Director, presented the following:

Interlocal agreement #2016-255 with the City of North Salt Lake for animal control services. Period of contract is January 1, 2016 through December 31, 2020. Receivable amount for 2016 is \$32,782.86.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Interlocal
agreement
#2016-256
W Bountiful
animal control
services

Interlocal agreement #2016-256 with West Bountiful City for animal control services. Period of contract is January 1, 2016 through December 31, 2020. Receivable amount for 2016 is \$9,345.56.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement
#2016-257
Loni Radmall
Sarafolean
Indigent defense
legal services

Todd Utzinger, Davis County Legal Defender Coordinator, presented agreement #2016-257 with

Loni Radmall Sarafolean to provide indigent defense legal services to be a resource in the juvenile and justice courts. This will answer some criticisms by the ALCU and the 6th Amendment Group of not having a

defender in the courtroom at all times. The scheduling issue will now be possible with Justice Court Judge Ynchausti's new scheduling plan. Loni began her career at the Salt Lake District Attorney's Office and moved to the "bright side" of the law and became a legal defender for Salt Lake Legal Defender Association for 6 years. During the past 3 years, among her duties was the implementation for Salt Lake County of the CLE Program (Continuing Legal Education), where there was a monthly CLE. She has been asked to provide a CLE Program here in Davis County. Period of contract is July 15, 2016 through December 31, 2018. Payable amount is \$74,000.00 annually and will be pro-rated for 2016.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Tony Thompson, Davis County Property Manager, presented the following:

Request to accept sealed bid #13-2016 as timely submitted for surplus tax sale property located at 400 East 165 South, Farmington, Tax ID 07-041-0017. Tony explained that on May 31st the property was presented with no bids having been received. The action taken that day was to post the property on the County website with a base price of \$2,000.00. On June 16, 2016, a bid was delivered to his office which had been mixed in with the Assessor's Office mail. They receive large baskets of mail and this envelope was in one of them. The envelope has a stamp but no postmark to know what date it came to Davis County. In speaking with the employee who was sorting the mail, she felt that it was a timely submittal prior to the deadline date of Wednesday, May 25th. Tony indicated it was the Commissions' decision whether or not to accept it as a timely submitted bid based on the findings of facts. Commissioner Millburn reiterated and confirmed the situation. Commissioner Petroff noted that in May the Assessor's Office receives all the personal property returns. There is only a certain amount of staff to handle them all.

Commissioner Millburn made a motion to accept the sealed bid as timely submitted. Commissioner Smith seconded the motion. All voted aye.

Bid opening:

Surplus Tax Sale Property located at 400 East 165 South, Farmington
TAX ID 07-041-0017
 July 5, 2016

	BIDDER	AMOUNT
1.	Sam Hammack (May 25, 2016 signature)	\$200.00

Tony Thompson indicated he would review the bid and return to a future Commission Meeting with a recommendation.

Request to finalize sale with a Quit Claim Deed #2016-193A to Ronald F. Hamblin's for bid #11-2016 of \$4,000.00 for surplus tax sale property located at 2460 South 3500 West, Syracuse, Tax ID 12-096-0118.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Grant of a Temporary Access License #2016-258 to Mike Evans at 660 West 1400 North, Farmington, Tax ID 08-043-0052 located on Shepard Creek. An abutting property was declared as surplus and Mr. Evans has requested access through the property to enable him to grade the slope and fence his property that is under construction before it is inaccessible. Public Works has reviewed the property and is in agreement.

Commissioner Milburn made a motion to approve. Commissioner Smith seconded the motion. All

Acceptance of sealed bid that had been miss-delivered for 400 E 165 S, Farmington

Bid opening of surplus tax sale property 400 E 165 S, Farmington, Tax ID 07-041-0017

Finalize sale & Quit Claim Deed #2016-193A to Ronald Hamblin 2460 S 3500 W Syracuse Tax ID 12-096-0118

Grant of Temporary Access License #2016-258 to Mike Evans

voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Brian Hatch, Davis County Director of Health presented the following:

Agreement #2016-259 BYU-Idaho for intern students

Agreement #2016-259 with BYU-Idaho to provide supervision, facilities and instruction to public health intern students. Period of contract is 36 months from date of signage. There are no monies involved.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement #2016-260 Utah Legal Services for seniors

Agreement #2016-260 with Utah Legal Services to provide legal education presentations and direct legal assistance to senior citizen residents. Period of contract is July 1, 2016 through June 30, 2017. Payable amount is \$4,530.00.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Amendment #2015-550A UT Dept for EPICC

Amendment #2015-550A with the Utah Department of Health for Environmental Policy & Improved Clinical Care (EPICC) to: 1) add 1305/PPG year-4 funding of \$67,481.00 and activities; 2) adding 1422-CDC Year-3 funding of \$75,500.00 and activities, and 3) amend contract end date through September 30, 2017. Total receivable amount is \$139,981.00.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor's Office.

User agreements for UCJIS #2016-261 through #2016-278

Chief Deputy Kevin Fielding, Davis County Sheriff's Office presented the following Utah Criminal Justice Information System (UCJIS) user agreements for the period of July 2, 2016 through June 30, 2017. No monies are involved:

- #2016-261 Centerville City
- #2016-262 Clearfield Police Department
- #2016-263 Clinton Police Department
- #2016-264 Davis County Animal Care & Control
- #2016-265 Davis Metro Narcotics Strike Force
- #2016-266 Farmington Police Department
- #2016-267 Kaysville Police Department
- #2016-268 Motor Vehicle Enforcement Division
- #2016-269 North Salt Lake Police Department
- #2016-270 Sunset Police Department
- #2016-271 Syracuse Police Department
- #2016-272 USDA Forest Service, Law Enforcement & Investigations
- #2016-273 U S Marshal Service
- #2016-274 U S Postal Service, Office of Inspector General
- #2016-275 Utah Dept. of Corrections, Adult Probation & Parole (AP&P) – Farmington
- #2016-276 Utah Division of State Parks & Recreation
- #2016-277 Utah Highway Patrol, Section 3
- #2016-278 Woods Cross Police Department

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The documents are on file in the office of the Davis County Clerk/Auditor.

Summit Lodging (Hilton Garden Inn) to acquire a loan to remodel

Barry Burton, Davis County Community & Economic Development Director, explained that the following documents being presented are due to Summit Lodging's effort to acquire a loan to remodel their hotel (Hilton Garden Inn) which is attached and associated with the Davis Conference Center. He presented the following:

Amendment #2010-404A lease of club/lounge space

Amendment #2010-404A with Summit Lodging Davis, LLC in regards to the club/lounge area of which Davis Conference Center leases space from the hotel and provides food services. The lease shall continue until December 31, 2017. Payable rent amount is \$3,000.00 monthly. The leased premises are for the purpose of operating a lounge for the patrons of the hotel, the conference center and as potential rental

meeting space.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye.

Amendment #2003-289B Summit Lodging Davis to the declaration of condominium of Davis County Conference Center

Amendment #2003-289B with Summit Lodging Davis, LLC to the Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project. Exhibits "A" (List of Units, Footprint, Square Footage, Par Value Points, and Undivided Interest in Common Areas) and "B" (Condominium Plat) are superseded and amended.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Tenant Estoppel & agreement #2010-404B Summit Lodging Davis re: in compliance for club/lounge space

Tenant Estoppel and agreement #2010-404B with Summit Lodging Davis, LLC documenting that all parties are in compliance (club/lounge space). Contract period has not changed. No monies involved.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Tenant Estoppel & agreement #2003-289C Summit Lodging Davis re: in compliance for condominium plat

Tenant Estoppel and agreement #2003-289C with Summit Lodging Davis, LLC documenting that all parties are in compliance (condominium plat). Contract period has not changed. No monies involved.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Estoppel and agreement #2003-291A Summit Lodging Davis re: joint use, i.e. kitchen

Estoppel and agreement #2003-291A with Summit Lodging Davis, LLC documenting that all parties are in compliance (joint use, i.e. kitchen). Contract period has not changed. No monies involved.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Estoppel & agreement #2003-292A Summit Lodging Davis re: vehicular access/parking

Estoppel and agreement #2003-292A with Summit Lodging Davis, LLC documenting that all parties are in compliance (vehicular access/parking & maintenance). Contract period has not changed. No monies involved.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Mike Kendall, commended for his efforts

Both Commissioner Millburn and Barry commended Mike Kendall, Civil Deputy Davis County Attorney, for his efforts in regards to Summit Lodging financing to refurbish their hotel. He had all of the bases covered, looking out for the County's best interests in regards to the lender's requests. Commissioner Smith chimed in saying that he is glad that Mike is on our team. Neal Geddes indicated that this was complicated due to having to go back several years to update agreements. The lenders were taking extreme positions to have full and complete control over everything. He felt everything had been worked through. The lender then wanted to add additional terms that would muddy the waters. Mike had a drop-dead timeline last Friday to get it resolved. Good job Mike!

Amendment #2012-197A State of Utah Administrative Office of the Courts to renew lease at Justice Complex for Atty Office & Justice Court

Curtis Koch, Davis County Clerk/Auditor, presented amendment #2012-197A with the State of Utah, Administrative Office of the Courts to renew the lease for the area occupied by the Attorney's Office and Justice Court in the State-owned portion of the Justice Complex. He explained that the State exercised its option to purchase the building in 2012. At that time, the County entered into a 5-year term lease agreement for the office and court space. This 5-year lease (January 1, 2017 through December 31, 2021) with an option to renew for another 5 years will potentially secure the space to Davis County for 10 years. Annual payable amount is \$1,162,422.50.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All

voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Shawn Beus, Davis County Community & Economic Development Manager, indicated that the following agenda items had been previously addressed and tabled during the June 20, 2016 Commission Meeting. It had been determined that the structure of the deal did not meet acceptable terms that would best yield the results that the County was interested in pursuing, nor were the parcel list (66) and legal descriptions verified. This has subsequently been reviewed. Shawn credited the team work of the Recorder's Office, Clerk/Auditor, Syracuse City and his department for reviewing the property description. Unfortunately, this morning a discrepancy was found. Therefore, documents are not present at this time. He proposed that the agreements be approved subject to clarification on the one adjustment to the legal description to include one parcel. He anticipated the documents would be prepared and available later today. Commissioner Millburn asked that the terms of the agreement be presented.

Shawn felt that this is a great proactive type of community development area and is exactly what Syracuse needs. CDAs are helpful tools to set-up economic development. He provided the following overview of the project with a PowerPoint presentation (changes in bold):

Antelope Drive CDA Syracuse City	
STRENGTHS	WEAKNESSES
True incentive based economic development tool (proactive vs reactive)	
Mostly vacant land, or underutilized	
Remove vacant, blighted homes	
Fits the County's CDA Guideline matrix (under the 75% recapture, 20 years; 80-10-10 mix)	Need to consider administration fee to the county: Changed—now includes 2% fee
60% increment capture retains more funds as percentage	
No limits or requirements on mix of commercial, retail, residential—easier to administer—gives Syracuse flexibility	No legal cap on residential imposed by county. Mix is up to Syracuse to determine
Little property tax collected at present	
Will help address stronger day-time population	

Antelope Drive CDA Syracuse City	
STRENGTHS	WEAKNESSES
Will help land anchor retail tenant at Shadow Point, fill remaining vacant retail	
Syracuse RDA has some flexibility	No concrete plans
Can help master plan the area, e.g. issue RFP	Developer(s) not specifically identified
Helps offset any other loss of tax revenue	
Market study shows unmet office space demand in County	Aggressive goals for office space in Syracuse, difficult to secure anchor tenant
Still maintain base level of property taxes	Future valuations might be unrealistically high— Changed: Valuation lower, parcels correctly identified

Antelope Drive CDA Syracuse City	
STRENGTHS	WEAKNESSES
Close to West Davis Corridor	Dependent upon West Davis Corridor coming in a timely manner
	NEUTRAL: need for revolving loan fund in this location (though is generally a viable use—and county staff has experience)
May help develop multi-family housing if necessary	Low community support for multi-family
Any road alterations will be expensive, offset to those costs	Uncertain if any utilities will need to be upgraded
Could help with street beautification, signage	
Not the only CDA in the County with unmet expectations	Development will take several years

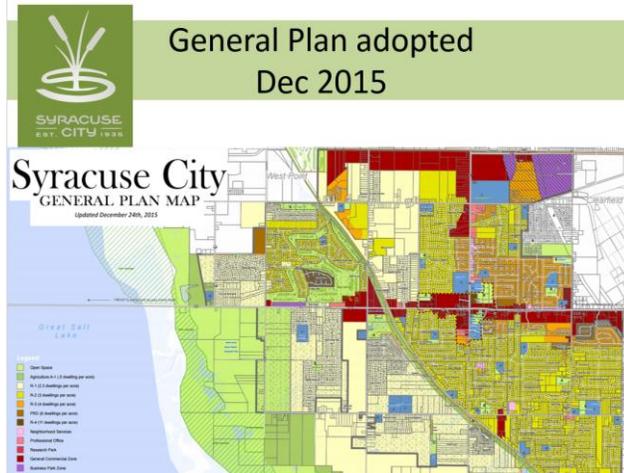
Shawn indicated that the County and other taxing entities (if they so choose) would participate at a flat 60% while Syracuse will be at 90%. Previously the residential and retail were capped. Due to the amount of participation being lowered, Syracuse City will make the final determination of what the the mix of commercial, residential and retail will be. Due its distance from I-15, Syracuse is isolated and lacks the commercial growth that would help stabilize daytime populations, a key component of economic development.

Brigham Mellor, Syracuse City Community & Economic Development Director, gave a PowerPoint presentation and overview of the project with some of the city's changes:

- Administrative Breakdown:

- Original proposed tax disbursement was 75% across the CDA with unique caps
- Now at 60% and will still meet the City's goals
- 5% Administrative fee; 2% to Davis County and 3% for Syracuse City

Syracuse City amended their general plan December 2015, prior to the start of this process. It shows their intent for commercial development along the entire length of Antelope Drive.



The following tax revenues were adjusted due to a boundary change from taking out a parcel that was already included in an RDA:

Base Year Tax Revenues Remain Unchanged		
Tax District	Rate	Annual Revenue
Davis County	0.002153	\$29,756
Davis School District	0.008555	\$121,306
Syracuse	0.001639	\$23,240
Weber Basin Water Conservancy	0.000196	\$2,779
Davis County Mosquito Abatement	0.000122	\$1,730
North Davis Sewer District	0.001025	\$14,534
County Library	0.000361	\$4,989
TOTAL	0.014051	\$199,238

Incremental taxes going to the taxing entities have changed from 25% to 40%. Syracuse City is at 10% due to their 90% commitment.

Incremental Taxes to Taxing Entities at 40% for 20 Years		
Tax District	Total	NPV*
Davis County	\$1,242,628	\$701,012
Davis School District	\$4,937,613	\$2,785,489
Syracuse Syracuse is 10%	\$236,492	\$133,414
Weber Basin Water Conservancy	\$113,124	\$63,817
Davis County Mosquito Abatement	\$70,414	\$39,723
North Davis Sewer District	\$591,590	\$333,738
County Library	\$208,355	\$117,541
TOTAL	\$7,400,215	\$4,174,733

*NPV = net present value discounted at 5%

Incremental Taxes to Agency Cap on Contribution	
Tax District	Total
Davis County	\$2,100,000
Davis School District	\$8,200,000
Syracuse	\$2,300,000
Weber Basin Water Conservancy	\$120,000
Davis County Mosquito Abatement	\$1,000,000
North Davis Sewer District	\$1,110,000
County Library	\$400,000
TOTAL	\$15,230,000

Commissioner Smith indicated that the following slide's information was the same as the previous "Base Year Tax Revenues Remain Unchanged" slide. Brigham and Commissioner Millburn agreed that the (following) slide's information was **incorrect**.

Annual Incremental Revenues to Taxing Entities after Project Area		
Tax District	Rate	Incremental Annual Revenue After 20 Years
Davis County	0.002153	\$29,755
Davis School District	0.008555	\$118,235
Syracuse	0.001839	\$22,651
Weber Basin Water Conservancy	0.000196	\$2,708
Davis County Mosquito Abatement	0.000122	\$1,686
North Davis Sewer District	0.001025	\$14,166
County Library	0.000361	\$4,989
TOTAL	0.014051	\$1,288,122



Brigham explained on the "Budget Breakdown" that because there is not a development/developer in place he cannot provide dollar amounts. They based the budget breakdown on different RDAs, EDAs and CDAs that are already established in the city. The slide provides how the increment would be used and dispersed for different items based on what has been done in the past. He also noted that the TIF (tax increment financing) areas in Syracuse are developing out well. In their EDA with Ninigret North, there is only one parcel left in the development. This year they have added \$30,000,000.00 in capital investment into that area. He anticipates adding over 100 jobs in the EDA project area.

Budget Breakdown	
Use of tax increment as a percentage:	
Detailed Expenditures:	
Syracuse City Water Improvement	7%
Minor Collector Road Construction	8%
Culinary Water	4%
Storm Drain	4%
Sewer	2%
Secondary Water	2%
Electrical	1%
Landscaping (along roadways)	8%
Value of Land Required for Roads & Easements	6%
Admin, Engineering, Survey and Testing	3%
Bonding	1%
City Engineering & Review Fe	1%
Soil Imbalance Cut/Fill	11%
Transmission Line Relocation	2%
Demolition	4%
Tenant Outreach	36%

EXPENDITURES do not incl. administrative costs

The Assessment Status slide demonstrates there is not a significant amount of tax revenue in the project area.



Brigham indicated the developers of the Shadow Point center were in attendance. Their primary focus is to have a retail anchor tenant. The remaining focus is to increase the daytime population.



The base value changed as the project boundary was adjusted and the 60% over 20 years.

The figure is a slide titled "Tax Increment Request" with the Syracuse City logo in the top left. The text on the slide reads: "Base year tax revenues remain unchanged (2016) based on base year taxable value of \$13,820,610", "60% of increment to Agency for 20 years", and "Trigger date: 2018 is most likely; at least by 2020".

Commissioner Millburn agreed that TIFs are great tools that the legislature has allowed entities to tap into. Sometimes it is easier in vision than actually putting it all together. There has been a tremendous amount of work and effort on this particular project.

Brigham indicated that his office and the Auditor's Office are working to prevent issues that have happened in the past so that they do not crop up in another decade or two. They have been very thorough.

Commissioner Millburn thanked Mike Kendall of the Davis County Attorney's Office Civil Division. Mike has been very busy with both the Summit Lodging issue and this project. He also thanked Neal, Curtis, Heidi Voordeckers and the Recorder's Office for all their efforts on Syracuse City's behalf, also noting that Brigham and Shawn have put in a lot of effort and time into the project.

Commissioner Millburn made a motion to approve resolution #2016-279 granting consent to the Syracuse City Redevelopment Agency to receive tax increment for the Syracuse Antelope Drive Community Development Project Area.

Commissioner Smith echoed the same appreciations for the Davis County team. Brigham was caught in a perfect storm during the transition period of the County's Economic Development Office. He hoped that Syracuse understood that the County was not against the project, "We had to make sure it would happen right. This is how the process works and I think it has worked well." He understands they are struggling against time constraints. "Normally I would hesitate to make a motion or second a motion on documentation that is not finished. In this particular case, we are down to one parcel that is a technical aspect that our folks can work out with your folks and we can all come out happy." He expressed his appreciation to everyone.

Commissioner Smith seconded the motion. Commissioner Millburn clarified that the content of the resolution is okay, it is in the following interlocal agreement that has some nuances. All voted aye. The documents will be on file in the office of the Davis County Clerk/Auditor.

For the record, Shawn Beus provided the following information regarding the parcel in question: "The parcel identified was listed as a parcel to be included. However, the legal description omitted a section of the parcel that is actually a retention pond. We either have to have it in or have it out." In discussions with office staff, it was determined to have the parcel in. Dollar wise, nothing changes because it is taxed at zero value and nothing will develop on that retention pond."

Commissioner Millburn made a motion to approve interlocal agreement #2016-279 between Davis County and the Redevelopment Agency of Syracuse City granting consent to the Agency to receive tax increment for the Syracuse Antelope Drive Community Development Project Area subject to the cleanup of the legal description as described by Shawn Beus. Commissioner Smith seconded the motion. All voted aye. The document will be on file in the office of the Davis County Clerk/Auditor.

In the audience, Commissioner Millburn recognized additional representatives from Syracuse City who had arrived. The terms that were just agreed upon really simplify the project. It helps on our side and is more cohesive, especially for the administration element. It also puts onus back to the city on how they *can* develop it and how they *want* to develop it. He hopes this provides them the tools to have something done. The County wants to partner with them and other cities in the county. Recognizing developers in attendance, he hoped this would get their juices flowing and get moving on it sooner than later.

Brigham introduced Mike Shultz from Castle Creek Homes and the Talbot's from Talbot Real Estate and Scott Harbertson from EDCUtah. He indicated they have all been instrumental in helping form the vision of what to do with the area. He also noted there were Syracuse City Council members in attendance. He said that Heidi Voordeckers, Davis County Chief Deputy Clerk/Auditor, is an extremely committed individual and works extremely hard. He thanked her for her commitment levels and her response time. He shook the Commissioner's hands.

Farmington Mayor Jim Talbot (Talbot Real Estate) thanked the Commission for their action on behalf of Syracuse City. It is known that there are struggles throughout all communities, even though Davis County is doing well. This will be an instrument that will assist, not only the developer, but the city in general. He also noted that Farmington City has bonded for a new gymnasium. He gave an invitation to see the new facility. He and the city manager have a basketball shooting contest today. The winnings will be donated back to their Parks and Recreation Department.

Commissioner Millburn made a motion to convene as the Board of Equalization. Commissioner Smith seconded the motion. All voted aye.

Property Tax Register approved

Curtis Koch, Davis County Clerk/Auditor, presented the Property Tax Register which reflected 5 veteran abatements and 1 delinquent tax abatement.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye.

Reconvened

Commissioner Millburn made a motion to reconvene Commission Meeting. Commissioner Smith seconded the motion. All voted aye.

Check registers approved

Check registers as prepared by the Davis County Clerk/Auditor's Officer were approved with a motion by Commissioner Millburn. Commissioner Smith seconded the motion. All voted aye. The documents are on file in the office of the Davis County Clerk/Auditor.

Commission comments

Commission comments:

Commissioner Millburn referred to earlier in the meeting when speaking about the legal defenders and the ACLU, "As you look at the variety of things dealt with in the county and the complexities of things, what comes to mind with the ACLU and additional requirements that are placed upon us is that all those things cost money. We are doing our very best to operate the County's budget in a very streamlined fashion and do the very best with tax payer dollars. There are ever growing demands on time and resources that we have. Sometimes streamlining only takes you so far."

He spoke of Independence Day and celebrating this great country that we live in. Acknowledging that Commissioners Petroff and Smith rode in 4th of July parades, he gave his apologies for not being with them. He took the opportunity to be with his children to watch the Centerville parade. It was very emotional for him. The color guard with the flag, the F16's going overhead and the number of participants involved. The beginning of the parade was dedicated to honoring our veterans. He is grateful for the country we live in and the men and women who have fought to provide us the freedoms we enjoy today. He thought of his own ancestors who immigrated to America and their courage leaving Germany just prior to World War I. He is grateful for a country that welcomed them with open arms.

Commissioner Smith said it was the first time he had been in a parade. It is everything you could imagine it could be. "It was an interesting experience." He acknowledged that it was the first time watching fireworks and worrying about wildfires that now comes with his position's responsibility.

Commissioner Smith indicated that he was interested in the process that they went through to approve Syracuse City's CDA. It is a difficult process, but it is how the system works. All sides weigh in during the process. He looks at it as a great success in the end. It was harder to get to than it needed to be, but it got there.

Commissioner Smith echoed some of Commissioner Millburn's comments. A couple of weeks ago they were at the Hill Air Force Base air show, then a change of command ceremony at the base, combining all that with the 4th of July, he has also been filled with the spirit of appreciation. He mentioned comments made by Congressman Chris Stewart saying that we are greatly blessed. While there are those that want to look at negativity for the future of our country, he tends to think the Constitution is stronger than we worry about. He thinks there are a lot of great years ahead and there is a lot of things we have to learn. He expressed his gratitude to be a citizen of this country and the blessings that we have in our tradition.

**FOR THE RECORD –
Re: Layton CDA #2016-207, Davis County Library is bound by the resolution & agreement**

For the record, Curtis Koch, Davis County Clerk/Auditor, gave reminder of the June 7, 2016 Commission Meeting where the Layton CDA was presented and approved (#2016-207). At that time, it was indicated that they would need to come back to address whether the Library was bound by that resolution and agreement. After further review, it was determined that Title 17C, which governs the tax increment financing, trumps Title 9 which is governing the library operations. There is no need for Layton City to come back for

another resolution to be signed. Because it had been commented on and requested in that meeting he wanted to address the issue. The agreement that was signed that day is binding for the Library as well.

Clerk/Auditor

Chair